



**Maryland Department of Planning**

*Martin O'Malley*  
Governor

*Anthony G. Brown*  
Lt. Governor

*Richard Eberhart Hall*  
Secretary

*Matthew J. Power*  
Deputy Secretary

May 27, 2009

David B. Levy  
Chief of Long Range Planning and Redevelopment  
City of Rockville  
111 Maryland Avenue  
Rockville, Maryland 21201-2365

Re: City of Rockville's proposed methodology for conducting Development Capacity Analysis

Dear Mr. Levy,

Thank you for your letter requesting MDP's comments on your proposed methodology for conducting a Development Capacity Analysis for the City of Rockville.

As your letter states, there is a limited amount of vacant land in Rockville to accommodate future development. It is anticipated that most future development will be on redeveloped sites and/or by increasing the density of development and adding uses to zoning for existing developed sites.

Your proposed methodology uses the Round 8 MWCOG projections for population, households and employment growth as a base for the development capacity analysis. A three step process includes 1) identifying pipeline development and parcels that are underdeveloped, 2) estimating development potential/yield on the identified parcels by looking at zoning, conducting a valuation analysis that determines whether the parcel(s) is underdeveloped, and looking at neighborhood or area master plans for guidance on future development, and 3) conducting the above analysis for parcels located outside the City's current boundaries but identified within its expansion limits.

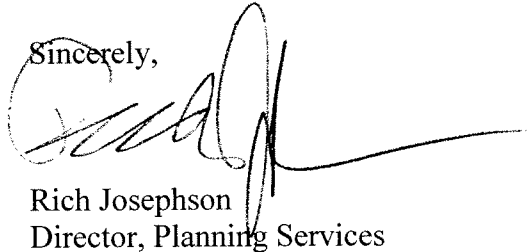
Population, housing and employment projections are derived from the amount of development that is estimated to occur. Assumptions are made with regard to the base year, the year for which projections are made (2040), areas not susceptible to development due to environmental and other constraints, zoning, APF requirements, and other factors.

Mr. David Levy  
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After reviewing your proposed methodology with MDP staff, we would concur with your approach. The City of Rockville is a mostly built out City with limited development potential on vacant land and will rely on redevelopment to accommodate most of its future housing and employment needs. We would welcome the opportunity to work with you as you move forward with your analysis. The process you have identified could well serve as a model for other jurisdictions that face similar circumstances as Rockville.

Thank you for the opportunity to comment. Please don't hesitate to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rich Josephson', with a long horizontal flourish extending to the right.

Rich Josephson  
Director, Planning Services

cc: Melissa Appler, MDP  
Stephanie Martins, MDP